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10486: Land at Pines Hill, Stansted Mountfitchet

Updated Biodiversity Net Gain Position

1. Ecology Solutions was commissioned in February 2022 by Luxus Homes to undertake an ecological assessment of the Land at Pines Hill, Stansted Mountfitchet, Essex.
2. As part of this, a Biodiversity Net Gain (BNG) assessment was undertaken, based on the results of detailed habitat survey work, and the proposals for the site.
3. Following this a number of options were explored to facilitate the delivery of a net gain in biodiversity as a result of the proposals.
4. Off-site offsetting was sought, and with a suitable area having been identified this land was surveyed in February 2023. Following this, methods for enhancing the habitats present on this land were agreed, an Offsite Habitat Creation and Monitoring Plan (OHCMP) was drawn up, and the BNG metric was updated based on these results.
5. During the course of finalising the legal agreements relating to the off-site land, the boundaries have been subject to minor amendments. This has altered the baseline of the offsetting land (field margin habitat is no longer included, only arable land) and therefore whilst the area of offsetting land has not changed, the baseline value has decreased, allowing more units to be generated by the proposals.
6. This alters the final BNG score achieved by the proposals with the overall gain in habitat units increasing from +58.43% to +87.07%.
7. These changes are reflected in the updated and re-issued Ecological Assessment (10486.EcoAss.vf1).

Ecology Solutions 08/06/2023